

**MINUTES**  
**MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE**  
**Monday, January 12, 2015 – 5:00 p.m.**  
18501 Murdock Circle, Suite 302, Port Charlotte, FL

**Members Present**

Andy Dodd, *Chair, Member at Large*  
Gary Bayne, *Member at Large*  
Alice Esposito, *Member at Large*  
Marie LaBrosse, *Property Owner*

**Members Absent**

Erik Howard, *Vice Chair, General Contractor*  
George Wester, *Real Estate*

**Staff/Present**

Commissioner Stephen R. Deutsch  
Paul Payette, Real Estate Services  
Stephen Kipa, Real Estate Services  
Matt Trepal, Community Development  
Tom Patton, Economic Development Director  
Debrah Forester, Redevelopment Manager  
Dianne Quilty, Budget Services

- I. **Call to Order**  
Andy Dodd, Chair, called the January 12, 2015 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:00 p.m. in Suite 302 of the SunTrust Building, 18501 Murdock Circle, Port Charlotte. Roll call was taken; a quorum was present.
- II. **Additions/Deletions to Agenda** – None.
- III. **Approval of Minutes** – ***A Motion was presented by Marie LaBrosse, seconded by Gary Bayne and unanimously approved to accept the Minutes of the October 27, 2014 Regular Meeting, as written.***
- IV. **Old Business**
- US41 Widening Project Update - Debrah Forester reported there will be a Public Information Meeting on January 27, from 4:30 to 6 p.m. at the Lighthouse Baptist Church, 14251 Chancellor Boulevard, Port Charlotte, FL 33953. More detailed information is posted on the website. Once FDOT produces a flyer on the meeting, Ms. Forester will send it to the committee via email.
  - US41 Widening Project – Temporary Storage and Staging - Paul Payette distributed a map showing the areas identified for storage and staging. Mr. Payette noted that the County is not asking for compensation for the temporary use of the land. There is a clause in the agreement allowing the County to terminate the agreement if necessary and requires the contractor to vacate the property within 60 days. The term of the agreement is for 3 years. Discussion followed regarding the pros and cons of not charging FDOT for the use of the land.
- V. **New Business** – Marie LaBrosse requested information on the price of Murdock Village? Paul Payette explained that the County is not just selling property. The County is selling a redevelopment project so the price can range from \$0 to what the County has invested in Murdock Village; it all depends on the redevelopment proposal. Once a proposal is received and accepted by the Board, Chapter 163, Part III of the Florida Statute requires it to be posted for 30 days. Tom Patton mentioned that confidential discussions are underway. More information can't be shared at this time but things are being discussed. Mr. Patton also stated that we will work with anyone that comes forward with a proposal. The project site continues to be marketed at the site consultant missions that Lucienne Pears attends. The County is looking for a developer that can complete a major project. Alice Esposito stated that North Port is now looking at a waterpark and questioned whether a waterpark in Murdock Village would still be viable if North Port developed one. Discussion followed regarding the right mix of other sports development occurred on the site.

- VI. Attorney's Comments** – Not present at today's meeting.
- VII. Commissioner Comments** – Commissioner Deutsch noted that the economy is improving and he is seeing more interest in Murdock Village.
- VIII. Public Comments** –  
Joe Tiseo questioned the US41 Widening agreement and the decision not to charge FDOT for use of the property if the contractor was charging FDOT.
- Deborah McMullen stated that she knows of someone interested in Murdock Village and advised that a starting price is necessary to begin negotiations. Ms. McMullen will provide the information to EDO staff so they can talk to the interested party.
- Discussion followed regarding the perception/misinformation regarding delays in development due to the County. Tom Patton stated that the developments are occurring when the business is ready to move forward and not due to any delays caused by the County (Fuccillo and Cheney Brothers were mentioned).
- IX. Staff Comments** – None.
- X. Member Comments**  
Gary Bayne asked how many impact fee credits were available for Murdock Village considering the previous homes and commercial development that occupied a portion of the project site. Staff did not have that number calculated.
- Alice Esposito asked about the timing of Toledo Blade improvements and if it was possible to coordinate Toledo Blade with the US41 project. Discussion continued regarding the sales tax funding and availability of funds.
- XI. Next Meeting**  
The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee will be held on **Monday, April 13, 2015, 5:00 p.m.**, at the EDO Conference Room.
- XII. Adjournment** - There being no further business to come before the Board, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Andy Dodd, Chair

Approved: \_\_\_\_\_